



**City of Cayce
South Carolina**

**APPROVED MINUTES
PLANNING COMMISSION
Monday May 20, 2013
City of Cayce Council Chambers
6:00 p.m.**

I. CALL TO ORDER

Chair Ed Fuson called the meeting to order at 6:00 pm. Members present were R. Power, L. Mitchell, J. Raley, E. Fuson and C. Kueny. Mr. Broehm and Mr. Kelly were absent excused. Staff present was Shaun Greenwood, Teddy Luckadoo, Monique Ocean and Michelle Paulchel.

II. APPROVAL OF MINUTES

Mr. Mitchell made a motion to approve the minutes from the March 18, 2013, meeting. Mr. Raley seconded the motion. The vote passed unanimously.

III. STATEMENT OF NOTIFICATION

Chair Ed Fuson asked if the public and media had been duly notified of the meeting. Michelle Paulchel stated everyone had been notified.

IV. OPEN PUBLIC HEARING – MA002-13

Chair Ed Fuson opened the public hearing: A request by David Bryant for a zoning change from PDD - Planned Development District to RS-3 - Single Family Residential. The property is located at 800 Lexington Ave (TMS# 005759-04-001).

Chair Ed Fuson asked Mr. Greenwood to open the hearing with a brief overview. Mr. Greenwood provided the committee with a detailed description of the differences between PDD and RS-3.

Mr. Scott Morrison, business partner of David Bryant, spoke in favor of the zoning change. He explained that the change will allow 16 single family detached homes to be built on this property. Mr. Fuson asked why the owner decided against building townhomes. Mr. Morrison explained the concept of townhomes was not selling. Mr. Fuson inquired if the development would be a gated community. Mr. Morrison stated no, the houses will face outward with access coming from four different roads.

Mr. Mike Pazery, resident of 829 Lexington Avenue, spoke in favor of the development.

Mr. Tim Kell, resident of 734 Lexington Avenue, inquired if the zoning in surrounding areas would be affected after re-zoning was approved. Mr. Greenwood stated the re-zoning would only apply to the applicants' tax map number and would not affect parcels in the surrounding area. Mr. Kell was in favor of the development.

V. CLOSE PUBLIC HEARING – MA002-13

Chair Ed Fuson closed the public hearing.

VI. MOTION – MA002-13

Mr. Raley made a motion to recommend, to council, approval of the zoning change from Planned Development District (PDD) to Single Family Residential (RS-3). Mr. Mitchell seconded the motion. The motion was unanimously approved.

VII. OTHER BUSINESS

Ms. Ocean presented a draft of proposed changes to the zoning ordinance pertaining to communication towers. Ms. Ocean informed the Commission that after the last meeting, the draft ordinance was forwarded to a company who could give further feedback on the ordinance changes. Ms. Ocean informed the Commission that the company representative responded with the following suggestions:

- The maximum height limits should be increased.
- The requirements for a specific type of tower may not be a necessity in certain zoning districts.
- The definitions for items pertaining to communication towers in Article 2 should be revised.
- The condition regulating signage should be revised.

The Commission requested that changes, based on the opinions of the company representative, be evaluated and included in the draft ordinance. The Commission also requested Staff to invite a professional from the industry to appear at the next meeting to give more information.

Teddy Luckadoo led a discussion on of the section of the Ordinance pertaining to building and wall signs. Mr. Luckadoo discussed the following points:

- The definition of wall area is too vague.
- The maximum allowable size of a building or wall sign is currently too restrictive.
- The maximum number of signs allowed on a single wall is proving to be impractical.
- The Common Signage Plan requirement for buildings with multiple tenants is currently unenforceable.

Mr. Luckadoo compared Cayce's sign regulations to other municipalities and inquired if the Commission saw fit to make any changes to the current Ordinance. The Commission agreed to further discuss staff recommended changes at the next meeting on June 17, 2013.

VIII. ADJOURNMENT

Mr. Raley made a motion to adjourn. Mr. Mitchell seconded the motion. All were in favor.